

RUSSELL SIMPSON

Newly restored five-bedroom
Grade II Listed Georgian house
with exceptionally elegant
interiors on prestigious garden
square

CONNAUGHT SQUARE
BAYWATER W2



Connaught Square
Bayswater W2

£8,950,000

BEDROOMS 5	INTERNAL 3,454 SQ FT 320 SQ M	OUTDOOR 294 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 3		EPC D	COUNCIL TAX Band F
BATHROOMS 4		TENURE Freehold	

The Property

Tastefully designed and decorated Grade II-listed family home in immaculate condition close to Hyde Park.

Stepping into the house on the raised ground floor, the front hall opens onto a well-proportioned dining room. This flows through to the open-plan kitchen designed by Eggersmann. It offers worktops, backsplash and wall cladding in Ariston marble, as well as a Lacanche double cooking range and appliances from Gaggenau and Miele.

The lower ground floor includes a study and a sitting room with double French doors opening onto a paved courtyard. Both have bespoke joinery from Cordles. It also includes a wine cabinet by Spiral Cellars, a laundry room and considerable storage space. Finally, a bedroom with kitchenette, ensuite bathroom, and separate street access provide a self-contained apartment.









The first floor contains an impressive double reception room. The front half features a seating area, a gas fireplace and full-length windows opening onto a front balcony. The rear half features its own large window with attached balcony. Wooden floors and high ceilings add to the sense of calm, brightness and opulence.





The second floor is entirely occupied by the principal bedroom suite, which includes a bedroom, a dressing room with bespoke joinery, and a generous bathroom with both shower and bath. The bathroom is lined in marble with an Apaiser bathtub and Dornbracht brassware.

The third floor features three more bedrooms. One of them is ensuite, while the other two share a shower room and WC.



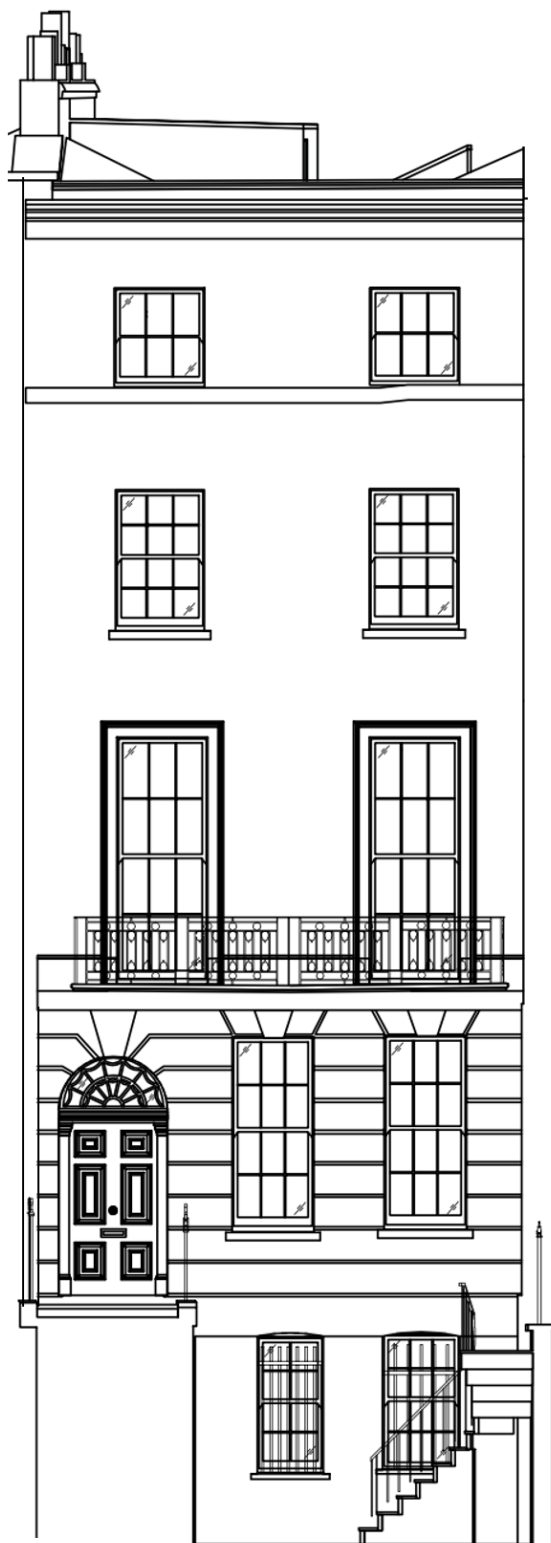


The Design



The house has been recently renovated and finished to an exceptionally high standard. It includes oak herringbone flooring across the lower levels, with underfloor heating in several rooms. It also offers air conditioning in the principal suite, CCTV, a Banham burglar alarm and fire alarm system.

The house has been decorated a sophisticated style that blends the classical grandeur of its Georgian interiors with the comfort and convenience of modern design.



The Neighbourhood

The house has a paved outdoor courtyard. In addition, residents have access to the gated communal garden at the centre of the square.

Connaught Square is a beautiful square dating back to the late Georgian Era. It was built on the grounds of the former country estate of the Earl of Connaught, a member of the royal family. Famous residents have included Tony Blair, the former Prime Minister, and the television personality Claudia Winkleman.

From here, the restaurants, cafes and independent shops of Connaught Village are close. In addition, the open spaces of Hyde Park are a short walk away, along with Marble Arch underground station.



Connaught Square, W2

Approx. gross internal area
3454 Sq Ft / 320.88 Sq M
(Excluding Technical Room)

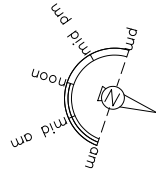
Approx. Technical Room area
80 Sq Ft / 7.43 Sq M

Total approx. gross internal area
3534 Sq Ft / 328.31 Sq M

Approx. outdoor area
294 Sq Ft / 27.38 Sq M

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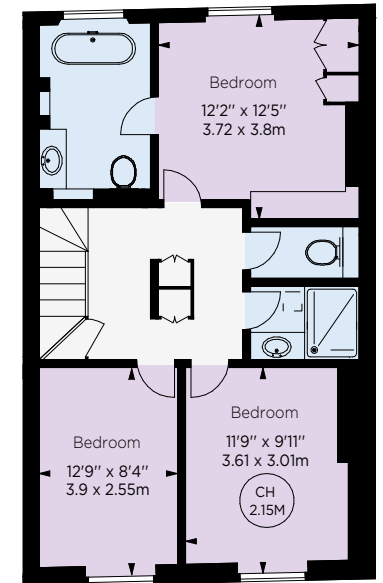
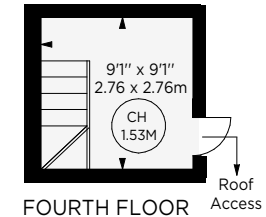
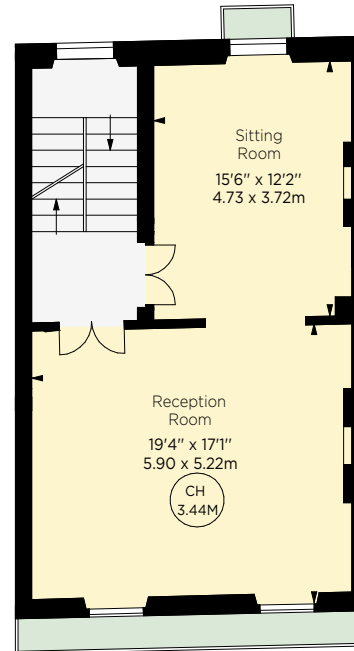
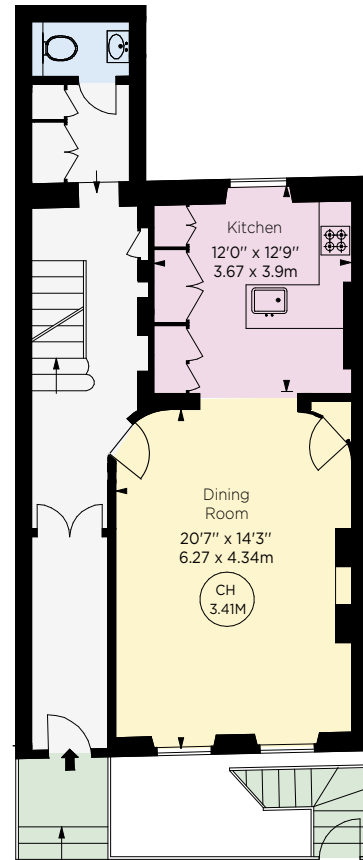
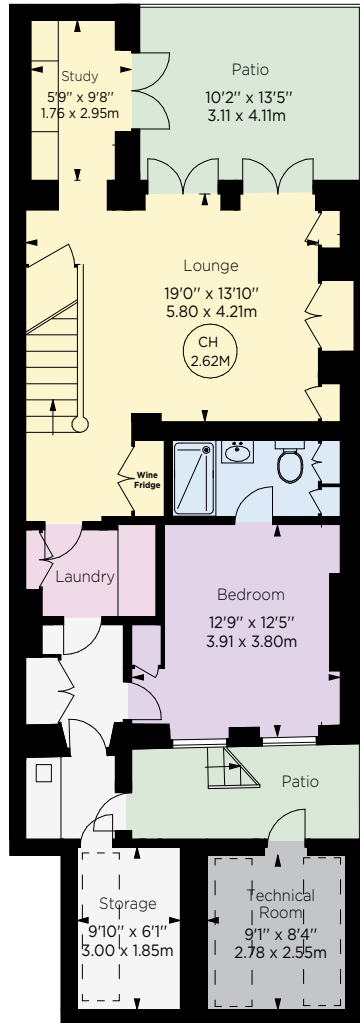
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Key :

CH - Ceiling Height

Limited Use Area - []



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR



Contact us

+44 (0) 203 815 9144

[Email](#)

www.russellsimpson.co.uk

Mayfair

50 Grosvenor Hill

London W1K 3QT

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October 2021